


Honorable Mike K. Nakagawa
United States Bankruptcy Judge



Entered on Docket
July 02, 2018

ORDER

MARILYN CASTON, ESQ.
Nevada State Bar No. 11654
NEVADA FAMILY LAW GROUP, LLC
10120 South Eastern Avenue, Suite 140
Henderson, Nevada 89052
Tel.: (702) 910-4300
Fax: (702) 910-4303
Mckinnelaw3@gmail.com
Attorneys for Debtor

E-filed on June 29, 2018.

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re:

JUDITH ALMANZAR

(Debtor)

) Case No.: 18-10668-mkn
) Chapter 13
)
)
) Date of Hearing: June 27, 2018
)
) Time of Hearing: 2:30 p.m.
) Place of Hearing: Courtroom No. 2
) Foley Federal Building
) 300 S. Las Vegas Blvd.
) Las Vegas, Nevada 89101
) Judge: Hon. Mike K. Nakagawa

ORDER APPROVING MOTION TO APPROVE SALE OF EXEMPT ASSET

THE ABOVE MATTER having been heard at the time and date above, upon Debtor's Motion to Approve Sale of Exempt Asset in the form of Debtor's Primary Residence located at 421 Dairy Creek Ave. with Debtor appearing by and through MARILYN CASTON, ESQ., no one appearing on behalf of Trustee Yarnall, and no oppositions having been made by the Chapter 13 Trustee, or Secured Creditor, and the Court having heard the representations of counsel for

Debtor at the time of hearing, and having reviewed the moving papers on file herein, and good cause appearing;

THE COURT HEREBY FINDS that good cause exists to grant Debtor's Motion to Approve Sale of Exempt Asset in the form of Debtor's Primary Residence located at 421 Dairy Creek Ave at a final sales price of \$218,000.00.

THEREFORE, IT IS HEREBY ORDERED that Debtor's Motion to Approve Sale of Exempt Asset in the form of Debtor's Primary Residence located at 421 Dairy Creek Ave is hereby GRANTED.

IT IS FURTHER ORDERED that the commission fees due Realty One Group in their capacity as realtor, be allowed, approved, and ordered upon the successful completion of the sale transaction in the sum of 5% of the total sales price, or approximately \$10,900.00.

IT IS FURTHER ORDERED that BUYER'S AGENT's professional commission fees be allowed, approved, and ordered upon the successful completion of the sale transaction in the sum of 2.5% of the total sales price, or approximately \$5,450.00.

IT IS FURTHER ORDERED that the net excess sale proceeds, estimated to be \$50,419.52, be allowed, approved, and ordered into Debtor's possession upon the successful completion of the sale transaction as an exempt asset of the Bankruptcy estate.

IT IS SO ORDERED.

ALTERNATIVE METHOD RE: RULE 9021

In accordance with LR 9021, counsel submitting this document certifies as follow (check one):

☐ The court has waived the requirement of approval under LR 9021.

1 ____ No parties appeared or filed written objections, and there is no trustee appointed in the
2 case.

3 ____ I have delivered a copy of this proposed order to all counsel who appeared at the hearing,
4 any unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
5 and each has approved or disapproved the order, or failed to respond, as indicated below:
6

7
8 Approved/Disapproved/Failed to Respond

9
10
11 _____
12 RICK A. YARNALL DATE
13 Chapter 13 Trustee

14 X I certify that this is a case under Chapter 7 or 13, that I have served a copy of this Order
15 with the Motion pursuant to LR 9014(g), and that no party has objected to the form or content
16 of the Order.

17
18 Submitted By: /s/Marilyn Caston, Esq.
19 MARILYN CASTON, ESQ.
20 Nevada State Bar No. 11654
21 NEVADA FAMILY LAW GROUP, LLC
22 10120 South Eastern Avenue, Suite 140
23 Henderson, Nevada 89052
24 Tel.: (702) 910-4300
25 Fax: (702) 910-4303
26 Mckinneylaw3@gmail.com
27 Attorneys for Debtor
28